

## **TRC Meeting Minutes**

**March 18, 2010**

**City Hall – Council Chambers 217 S. Main Street**

**TRC Members Present:** Chairman Dan Mikkelson, Preston Mitchell, David Phillips, Craig Powers, Patrick Ritchie, Terry Smith, Bill Wagnor, and Jason Wilson

### **I. Meeting called to order by TRC Chairmen Dan Mikkelson at 9:00 a.m.**

### **II. Welcome Visitors and Members**

### **III. Approval of Minutes**

- Patrick Ritchie made the motion to approve the amended February 18, 2010 TRC Minutes. David Phillips seconded the motion. All were in favor.

### **IV. Adoption of the Agenda**

- All were in favor as prepared.

### **V. Conditional District Review**

- **CD-02-2010      Town Creek/Wilson  
                          1300 Block Bringle Ferry Road  
                          Tax Map-057A Parcels-049, 050, 051, 073, 133, 13308, 15203, 153  
                          Zoning HB-CD, RMX, UR8, UR12**

Preston Mitchell presented CD-02-2010 as an amendment to a previous special use district CD, which includes three different zoning districts.

There is an existing mini-storage/warehouse and three additional storage buildings located on the property. An existing single family resident to the south of the property will be removed.

The proposal includes a self service car wash, seven townhome units, four single-family lots, mini-storage/warehouse buildings and eight flex space/storage/office buildings. Also there is a request to close a portion of the Florial Street right-of-way and rezoning all zoning districts to CMX which will incorporate all the proposed uses.

Each TRC member, representing their department/division, will now give their comments on this proposal and follow-up in writing tomorrow. There may be additional comments to the ones presented today.

#### **A. Fire Department:**

1. Extend the 6" water line and install a Fire Hydrant per SRU specifications along Florial Street within 250 feet of the six single-family lots.
2. Installed two Fire Hydrants per SRU specifications along the Private Drive within 250 feet of the further most building.
3. A Sprinkler System is required for the two story building based on 12,000 total square feet. If square footage is reduced to less than 12, 000 square feet a sprinkler system will not be require.
4. Hammerhead to be seventy feet deep and the Street Department recommends a dedicated public right-of-way for maintenance.

5. The width of Florial Street meets Fire Department requirements.
- B. Salisbury Rowan Utilities:
1. The 6" water line and 6" RP at the right-of-way line of Florial Street will be constructed to Salisbury-Rowan Utilities specifications.
  2. Abandon existing sewer lines running across the property to Salisbury-Rowan Utilities standards.
  3. Cluster all meters and RPs when possible.
- C. Engineering:
1. The FIRM Panel Maps are referring to the old numbering system; please make reference to the current map numbers.
  2. A confirmation letter from Duke Energy to cross their easement is required.
  3. BMP requires a dedicated easement to a public right-of-way.
  4. BMPs must be shown for single-family lots.
  5. Show flow into BMPs and outlets for discharge.
  6. Water, Fire, and Sewer lines cannot run beneath BMP's.
  7. Show water service meter and RPs location and size.
  8. Fire Hydrants located on private property will require a 6" RPDA.
  9. Locate one of the four required fire hydrant in the public right-of-way of Florial Street for City maintenance.
  10. Flow calculations for fire line are required prior to construction.
  11. Show Sewer lateral size. Any water line larger than 2" will require a 6" sewer line.
  12. Lot #1 shows gravity line, which requires a State permit. Pump may be required.
  13. Sewer stubs to be located directly into the main, not into the Manhole.
  14. Pre-Treatment for car wash service prior to discharge.
  15. NCDOT requires driveway permit for Bringle Ferry Road.
- D. Development Services/Zoning Administration:
1. Recommends landscaping to screen buildings along I-85 due to not meeting architectural building requirements.
  2. Master Landscaping Plan should include separate plans for each subdivided lot showing individual lot landscaping requirements.
  3. CMX adjoining CMX does allow for flex yard. Flex must be provided in same lot.
  4. 8' landscaping strip for street trees required along road right-of-way-of I-85 and Brindle Ferry or meeting its intent.
  5. The only relief for landscaping requirements will be an alternate method of compliance.
  6. Signage will require a separate submittal for permitting.
  7. Lighting design along I-85 requires a maximum of one foot candle.
- E. Planning:
1. Landscaping Plan requires specific planting details.
  2. Provide a cross-section/elevation of all retaining walls.
  3. Townhomes vs. single-family.
  4. Parking areas do not appear functional.
  5. Phasing Plan confusing; clarify phasing on the utility and grading plans.

6. Add notes indicating gravel or paved parking.
7. Elevations show no windows on end townhome unit.

**Action Taken: Preston Mitchell made a motion recommending suspending review, pending comments being address and returned to the next TRC meeting, scheduled for April 15, 2010. David Phillips seconded the motion. All were in favor.**

- **CD-03-2010     The Villas at Hope Crest  
                         1314 Lincolnton Road  
                         Tax Map-062 Parcel-011  
                         Zoning RMX, GR6**

Preston Mitchell presented CD-03-2010 as a new Conditional District which consists of 55 independent senior living units, located along Lincolnton Road. The Developer is making a request to allow the parking to be located in front of the building, exempting bicycle racks and bicycle parking, and remove the GD-A overlay, that has no existing conditions but requires Planning Board and City Council approval.

Each TRC member, representing their department/division, will now give their comments on this proposal and follow-up in writing tomorrow. There may be additional comments to the ones presented today.

- A. Fire Department:
  1. Appears to meet Fire regulations. No comments at this time.
- B. Engineering:
  1. RP/Back Flow Preventers must be shown to scale.
  2. Fire Hydrant should be located in front of meter.
  3. The fire line requires a RPDA and FDC on the back side of hotbox.
  4. Sewer lateral should be perpendicular to the main.
  5. Clean-out cannot be located in a driveway.
  6. Connections should be made directly into main.
  7. Storm water BMPs requires an easement to a public right-of -way.
  8. Requirement of a private estate water permit, because the number of permanent residences exceed 25, and a "willing to serve" letter.
  9. BMPs wet detention pond base distribution shall run across a 30' vegetation filter strip unless it is design to remove 90% of total suspended solids.
- C. SRU:
  1. The private 2" fire line must be constructed to Salisbury Rowan Utility specifications and will be inspected following installation.
- D. Development Services:
  1. Lighting Plan is showing wall packs at 250 watts. Maximum requirement is 100 watts for down lighting fixtures with a semi cut-off and details are required.
- E. Dan:

1. Requires a concrete driveway apron.
- F. Planning:
1. Minor drafting issues.

**Action Taken: Preston Mitchell made a motion recommending a provisional approval subject to addressing all technical comments. Craig Powers seconded the motion. All were in favor.**

#### VI. Other Board Business

- **Marque Signage**

A marquee sign, by definition, is a permanent projecting, canopy type fixture made from a non-combustible material, with signage.

A sub-committee consisting of two members each from the CAC, HPC, Planning Board and staff members reviewed Marquee Signs and drafted a text amendment.

**Action Taken: Preston Mitchell made a motion that the TRC recommend approval of the text amendment for Marquee Signs as drafted, with the addition of a size requirement of 2 square feet per linear feet and on page 12-13, e. Marquee Signs: remove the word existing from the table and on page 12-9, add the term Marquee to the list of B. Number of Permitted Signs. Craig Powers seconded the motion. All were in favor.**

#### VII. Adjourned at 11:07 AM